

April 7, 2026

Lawrence Township Zoning Board of Adjustment (via e-mail)
2207 Lawrenceville Road
PO Box 6006
Lawrence Township, NJ 08648



**Re: RTM Realty Investments, Inc. – ZB-2/26
Block 201, Lot 43 – 1010 Spruce Street
D(1) and D(4) Use Variance and Bulk Variance Relief
Minor Site Plan Approval
HC – Highway Commercial District**

Dear Board Members:

Pursuant to the Board’s request, we have reviewed the above captioned matter for compliance with the Land Use Ordinance of the Township of Lawrence. The material reviewed, as supplied by the Township, included the following:

1. Land Use Application ZB-2/26 and supporting documents.
2. Boundary and Topographic Survey, prepared by Joseph Canada, PLS, of Van Cleef Engineering Associates, LLC, dated November 11, 2025, consisting of 1 sheet.
3. Architectural Plans prepared by Patrick Hirsz, RA, March 3, 2026, consisting of 4 sheets.
4. Preliminary and Final Site Plan for Spolem Provisions, LLC, prepared by James Bash, PE, of Van Cleef Engineering Associates, LLC, dated October 23, 2025, consisting of 9 sheets.
5. Rider to application of RTM Realty Investments, LLC, revised March 6, 2026.

Based on the information provided with the submission, the applicant seeks use and bulk variance relief along with minor site plan approval to convert the former Smart Tire Center site to a meat processing and packaging facility that will also contain a retail store. While the application narrative lacks specific details, the architect’s plans depict a variety of food production spaces including coolers, ovens and mixers along with supporting office and administrative space. Also depicted is an approximately 2,192 square foot retail area that includes display, a sales counter, a kitchen, a cooler, one office and a unisex accessible bathroom. Site improvements proposed include:

- New driveway entrance along Tiffany Woods Court
- 8’ x 16’ dumpster pad with fenced enclosure in the northeast corner of the parking area
- Striping for a total of 36 parking stalls, including 2 van-accessible spaces and one EV space

- Construction of an approximately 678 square foot addition to the eastern side of the building including a loading dock and ramp extending along the rear of the existing building
- 2 new inlets at the rear of the existing building with 15” HDPE pipe connecting to the drainage system in Spruce Street
- Installation of a 1,500 gallon grease trap
- Façade improvements including removal of most overhead doors and new stucco and decorative façade treatments

The subject property, known as Block 201, Lot 43, with a street address of 1010 Spruce Street, is located on the east side of Spruce Street on the south side of its intersection with Tiffany Woods Court. Totalling 1.226 acres, the property contains a 22,500 square foot 1-story masonry building that is vacant along with an existing parking area spanning the north and west sides of the building. Almost the entirety of the site is impervious surface and appears to have no stormwater control measures. Presently a 6’ high vinyl fence extends along Tiffany Woods Court and approximately half of the eastern property line adjoining residential uses. Surrounding uses include Boys & Girls Club of Mercer County to the north, Capitol Plaza shopping center to the south, commercial uses including Halo Farm and Trenton Farmer’s Market to the southeast and residential dwellings to the east. Additional residential development was recently approved to the northeast behind the Boys & Girls Club. The June 2025 aerial photo below depicts the subject property outlined in yellow along with surrounding uses.



Zoning

The subject property is located in the Highway Commercial (HC) District, which permits a wide array of uses including automobile sales, accessories and carwashes, banks, bars and taverns, convenience stores, department and discount stores, governmental uses, indoor recreation facilities, membership club bulk retail outlets, offices, retail sales of goods and services, restaurants, including fast food restaurants, shopping centers and theaters and entertainment. The district conditionally permits service stations and repair garages, motels, hotels, continuing care retirement centers, used automobile sales, extended stay lodging facilities and adult day care and adult medical day care. While the retail and food service components proposed are permitted uses, food manufacturing is not and therefore d(1) use variance relief is required; we note the majority of the building will be dedicated to food manufacturing.

The site has a number of existing nonconforming conditions relative to the area, yard, height and building coverage requirements of the Highway Commercial (HC) District per §420.E, including the following:

1. §420.E.1.c – minimum lot width, where 200' is required and 179.07' exists.
2. §420.E.1.f – minimum side yard, where 25' is required and 6.6' exists.
3. §420.E.1.g – minimum rear yard, where 60' is required and 25' exists.
4. §420.E.1.h.i – maximum floor area ratio, where 0.25 is permitted and 0.42 exists.
5. §420.E.1.i.i – maximum impervious surface ratio, where 0.70 is permitted and 0.92 exists.

In order to construct the improvement as shows on the site plan, the following relief is required:

1. §420.E.1.g – minimum rear yard, where 60' is required, 25' exists and 17.7' is proposed.
2. §420.E.1.h.i – maximum floor area ratio, where 0.25 is permitted, 0.42 exists and 0.434 is proposed. This variance must be considered under N.J.S.A. 40:55D-70-d(4) and constitutes use variance relief.
3. §400.H.4 and §420E.2.a – to permit an accessory structure in a front yard (trash enclosure).
4. §420E.2.b – accessory building minimum distance to side line, where 20' is required and 3.5' is proposed.

D(1) Use Variance Considerations

The Board has the power to grant “d(1)” variances to permit prohibited uses (N.J.S.A. 40:55D-70(1)) only “in particular cases and for special reasons.” The applicant must demonstrate both the positive and negative criteria. For the positive criteria, the applicant must show that the public welfare is promoted because the site is particularly suited to the proposed use, and that special reasons exist for the grant of the variance. Special reasons are generally derived from the purposes of the New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-2. Note that as to the particular suitability of the site, the Court in Price v. Himeji, 214 N.J. 263, 292-292 (2013) clarified that an applicant need not show there are no other viable locations for the use, but must rather show the characteristics of the site that make it uniquely suited to the use proposed.

As to the negative criteria, the applicant must show that the variance can be granted without substantial detriment to the public good, and that it will not substantially impair the intent and

purpose of the zone plan and zoning ordinance. The enhanced quality of proof required by the Court in Medici v. BPR Co. must also be addressed. In this regard the applicant must demonstrate, and the Board must specifically find, that the grant of the variance is not inconsistent with the intent and purpose of the zone plan and zoning ordinance, proof that reconciles the governing body's continued omission of the use among those permitted in the HC District.

With respect to substantial detriment to the public good, the Board must consider potential impacts to surrounding properties that could result from the grant of a use variance for the food manufacturing use proposed. The Board should keep in mind the term "substantial detriment". Any application for a use not permitted in a particular zone district is likely to have some impact on surrounding properties. The question is whether that impact rises to the level where it could potentially alter the character of the neighborhood in a significant way. Here the applicant is proposing a food manufacturing use in close proximity to a residential neighborhood, and since the intensity and specific characteristics of the use are not entirely spelled out in the application, testimony should be provided to address the following potential concerns:

- A full description of all manufacturing practices and the specific products anticipated
- A detailed description of the retail component, including any food preparation associated with that part of the use
- Frequency and timing of deliveries, both incoming and outgoing
- Ventilation requirements for both the retail and food manufacturing use and resulting odors that can be expected outside the building
- The number of employees expected with each component of the use along with proposed hours of operation and whether shifts are contemplated
- Disposal methods for food waste from both the retail and food manufacturing components

As to the intent and purpose of the zone plan and zoning ordinance and the enhanced quality of proof under Medici, the Land Use Ordinance, §420A notes the purpose of the Highway Commercial (HC) District below. The Board should also be guided by the Purpose and Intent of the Land Use Ordinance as outlined in §102.

"Purpose. The Highway Commercial (HC) district is intended to serve both the residents of the municipality and the general public with uses typically oriented towards motorized travel. The HC district is the primary retail zone for localized sales and services that are not regionally based. It differs from the NC-1 and NC-2 districts by including automobile business uses and excluding residential uses, with the exception of certain senior citizen housing. The Highway Commercial district is also intended to support the retail uses in the Regional Commercial district."

The Land Use Ordinance permits light manufacturing, defined as "manufacturing or assembly of semi-finished products, not including chemical or physical change of raw materials into products" in only the MX-2 and MX-3 districts, with beverage manufacturing also permitted in the MX-3 district. To meet the heightened standard required under Medici v. BPR Co., the applicant's

testimony must reconcile the use proposed with the governing body's assumed intent of limiting food manufacturing uses within the Township. While the scale of the use proposed may be on the smaller side and more of a cottage industry compared to typical food manufacturing operations in the region, it may possess the same characteristics the governing body sought to avoid. This determination will have to be made by the Board based on the testimony presented by the applicant.

D(4) Use Variance Considerations

The applicant is requesting d(4) use variance relief in accordance with the requirements of the New Jersey Municipal Land Use Law. While technically use variances, d(4) floor area ratio variances are treated differently than d(1) use variance requests to allow a use or principal structure not permitted in the C-1 district. The Board should be guided by the case Randolph Town Center v. Tp. of Randolph, 324 N.J. Super at 416 as well as the case Coventry Square v. Westwood Board of Adjustment, 138 N.J. 285, 298-299 (1994). In its decision in the Randolph case, the Court held the standards in Coventry are applicable to the Board's consideration of d(4) variance relief rather than the strict standards for a d(1) use variance as outlined in Medici v. BPR Co. The applicant must show the site can accommodate the problems associated with an increase in permitted floor area; they need not show the site is particularly suited to more intense development.

On the negative criteria, the Board's focus with the first prong is the effect the increase in floor area will have on adjacent properties. Here it should be considered whether conditions can be imposed to ensure the increase in floor area sought will not cause substantial detriment to the public good (surrounding properties). As to the second prong of the negative criteria and consideration of whether the grant of the variances will cause substantial impairment to the intent and purpose of the zone plan and zoning ordinance, the Board must be satisfied that the applicant's proposal is reconcilable with the intent of the governing body relative to imposition of the floor area limitation in the first place.

Consideration of Bulk Variances

The Board has the power to grant c(1) or hardship variances "(a) by reason of exceptional narrowness, shallowness or shape of a specific piece of property, (b) or by reason of exceptional topographic conditions or physical features uniquely affecting a specific piece of property, or (c) by reason of an extraordinary and exceptional situation uniquely affecting a specific piece of property or the structure lawfully existing thereon, the strict application of any regulations...would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon the developer of such property." The Board may also consider the grant of c(2) variances where the purposes of the New Jersey Municipal Land Use Law would be advanced and the benefits of the deviation would substantially outweigh any detriment. In either case, the Board cannot grant "c" or bulk variances unless the negative criteria are satisfied, or that there is no substantial impact to surrounding properties (first prong) and the grant of the variance will not cause substantial impairment to the intent and purpose of the zone plan (master plan) or zoning ordinance (second prong).

Relative to the negative criteria for the setback relief sought for the building addition and the location of the trash enclosure, the Board will need to consider the frequency and duration of deliveries along with the types of waste to be disposed of in the dumpster. Given the nature of the use, we would expect there to be food waste, but perhaps this is disposed of in a different manner. This should be clarified. At a minimum, landscaping should be considered along the entire eastern boundary of the property where it abuts adjacent residential uses and to achieve compliance with §525.H.1.d. The photo at right shows the proximity of adjacent residential use on Lots 44 and 46.

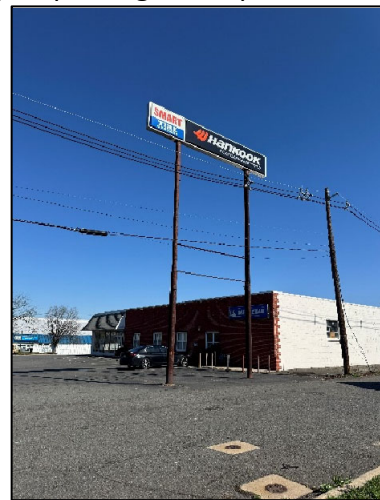


General Comments

1. §520.D requires compliance with the State Noise Code, which limits sound levels at adjacent residential property lines to 65 dBA during the day and 50 dBA from 10 p.m. to 7 a.m. Testimony should be provided regarding anticipated noise from both roof-mounted equipment and loading operations to confirm compliance; compliance is mandatory and relief relative to these requirements cannot be granted by the Board or Township Council.
2. §520.E states that odors should not be discernable at the lot line or beyond. The applicant should provide testimony on the nature of operations and any anticipated odors generated as a result, particularly given that cooking appears to be part of the operation.
3. §520.F requires all material and waste which may be edible and potentially attract rodents and insects to be stored indoors and enclosed in appropriate containers.
4. §525.A.2 requires a landscape design as part of the site plan submission, however, no such plan was provided. Given the clear need for buffering to adjacent residential uses, a landscape plan should be submitted for review and consideration, particularly given the negative criteria implications for the d(1) use variance and the rear yard setback relief.
5. §525.H.1.d, referencing Table 5.10, requires a buffer of 40' where retail abuts Residential Type A (single-family detached, duplex and semi-detached dwellings) and a 100' buffer where industrial abuts Residential Type A. Given that the addition proposed is 17.7' from the eastern property line abutting residential uses, a waiver will be required. The applicant will need to demonstrate compliance with minimum plant density for buffers in Table 5.11.
6. §525.L.3 requires parking and loading areas to be screened by a combination of berms, hedges, fences or walls. Loading dock areas are required to be screened with trees that are a minimum of 8' tall at time of planting that shall be 12' tall within 5 years. The

required buffers noted in comment 5 can be used to address this standard. A waiver may be required.

7. §527.C, Table 5.13 sets forth minimum illumination levels for parking areas. Even if the applicant is relying on existing lighting, a lighting plan needs to be submitted to determine compliance given the change in use. The ratio of average illumination required in §527.C.3 shall be provided and compliance with pedestrian way illumination requirements in §527.D, Table 5.14 should be confirmed.
8. §530.C.2, Table 5.16, sets forth parking requirements for nonresidential uses. Based on classification of the food manufacturing use as 'industrial', 1 space is required per 800 square feet. Retail uses require 1 space per 200 square feet. With 20,308 square feet dedicated to industrial use and 2,192 square feet to retail use, a total of 37 parking stalls is required. While only 36 physical stalls are shown on the site plan, with one EV stall provided equaling 2 spaces, the plan complies. Since much is unknown about the nature of the uses proposed, the Board will need to determine if the broad industrial classification is appropriate when considering required parking.
9. §530.F requires parking lots to be setback a minimum of 25' from all lot lines and prohibits parking in any required landscape buffer. We note this is an existing condition.
10. §530.N sets forth standards for paving and curbing. It is unclear from the site plan whether the parking area will be milled and repaved. If existing pavement is to remain, the applicant's engineer should provide testimony on its current condition and if any repairs are need prior to restriping.
11. §530.O limits two-way access drives for nonresidential uses to 12' per lane or 24' overall. As the new driveway to Tiffany Woods Court is 28' in width, a waiver is required.
12. §533.C requires bicycle parking for significant attractors, including food stores. It is plausible that employees may ride bicycles to work. If bicycle parking is not provided, a waiver is required. We suggest this be incorporated.
13. §535 regulates signage. While facade signs are shown on the architectural plans, no details are provided therefore compliance cannot be determined. The applicant should also indicate if the existing freestanding sign (see image at right) will be removed or if it is to be repurposed. We note that removal of this sign would likely permit one additional parking stall and would also aid cross access. A waiver may be required pending submission of additional information.
14. §538.C requires solid waste enclosures to be constructed of masonry compatible with the architectural materials of the building. The current fenced enclosure does not comply therefore a waiver is required.
15. As noted the maximum impervious coverage is currently 0.92 where 0.70 is permitted. Although the plan notes that 88 square feet of impervious surface will be removed, there appears to be opportunity to remove areas on the south side of the building to help reduce this further. Given that the drive aisle for the spaces on the west side of the



- building is 28', an additional 4' of pavement could be removed along the property line. This would also provide better separation for pedestrians walking along Spruce Street.
16. Roof runoff is currently collected in a header system at the eastern end of the building or is discharged through downspouts on the southern side of the building. One such pipe discharges to the rear of the property in the southeast corner of the site. While inlets are proposed on the east side of the building, it is unclear if roof water will be discharged to these points. Testimony should be provided.
 17. The truck turning diagram on Sheet 6 of the site plan only shows the ingress movement for a tractor trailer. It appears the truck will need to encroach into oncoming traffic on Tiffany Woods Court in order to enter the site. It is unclear if a tractor trailer can egress to Spruce Street and make the required right hand turn without encroaching into oncoming traffic. Given that Spruce Street is a very busy corridor, additional information is needed to determine if adequate egress can be provided. The applicant should provide the status of review by Mercer County and any comments they may have related to site access.
 18. The survey shows that existing improvements encroach onto adjacent Lots 44 and 46 to the east and Lot 42 to the south. If the 6' vinyl fence was installed by the applicant or former property owner, it should be relocated to the property line and areas of adjacent residential lots should be restored. If the improvements that encroach onto Lot 42 are not needed for the food manufacturing use, they should be removed.
 19. The applicant should indicate if cross access has been granted from Lot 42 to access the south side of the building.
 20. The applicant's engineer should confirm that parking is permitted in front of the FDC on the west side of the building. A striped area may be needed to ensure access in an emergency.
 21. The applicant's engineer should confirm there is adequate sight distance for egress onto Tiffany Woods Drive given the location of the 6' fence and the existing trees that are to remain.
 22. The demolition plan should be revised to show the extent of pavement that needs to be removed to install the 15" HDPE pipe connecting the inlets proposed at the back of the site to the corner of Tiffany Woods Court and Spruce Street. Since most of the water sheet flows to the curb along Tiffany Woods Court, perhaps a portion of the pipe run could be relocated to the curb and additional inlets installed to capture runoff to avoid overflow onto the sidewalk.
 23. The applicant's architect should bring color rendered elevations to the public hearing.

We trust the Board will find this information useful in consideration of the matter at hand. We will attend the hearing on April 15th and reserve the right to provide additional comment based on the applicant's presentation. Should you wish to discuss this review memo, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read "J.T. Kyle". The signature is written in a cursive style with a large initial "J" and "K".

James T. Kyle, PP/AICP, Board Planner

Cc: Brenda Kraemer, PE (via e-mail)
Ed Schmierer, Esq., Board Attorney (via e-mail)
Dino Spadaccini, Esq., Applicant's Attorney (via e-mail)
Jim Bash, PE, Applicant's Engineer (via e-mail)

Township of Lawrence
ENGINEERING DEPARTMENT

TO: File

FROM: ^{BK} Brenda Kraemer, Assistant Municipal Engineer

SUBJECT: Use Variance Application ZB-2/26 and Minor Site Plan Application SP-2/26
RTM Reality Investments, Inc., 1010 Spruce Street
Tax Map Page 2, Block 201, Lot 43

DATE: March 20, 2026

General:

The applicant is proposing to rehabilitate and use the existing 22,500 sf building at the easterly intersection corner of Spruce Street and Tiffany Woods Drive for a meat processing and packaging facility, with a small retail store. The building was formerly used as a tire retail store. This type of facility is not permitted in the Highway Commercial Zone; a use variance and minor site plan approval have been requested. A new driveway from Tiffany Woods Drive will be provided, as well as other minor site improvements. The existing parking area will be retained.

Testimony shall be provided regarding the hours of operation, number of employees, frequency of deliveries and other pertinent information for the Board to evaluate the proposed use. We will defer to the Planning Consultant for review of the variances.

Detailed Report:

1. The applicant shall provide an overview of the proposed business and its operations.
 - a. Noise impacts and the types of exhaust vents shall be discussed.
 - b. The testimony shall clarify if there are delivery vehicles that will be stored onsite.
 - c. The frequency of tractor trailer type deliveries shall be provided, with hours of operation for the processing and retail areas. The application states existing lighting will be used; however, if the facility will be open in the late afternoon/early evening, lighting information will be required to verify adequate illumination levels for employees and customers.
 - d. The number of employees shall be provided, including all shifts. The parking spaces required by ordinance have been provided but there are no landscaping areas identified on the plan. If all parking spaces are not needed for the business, landscaping could be installed to reduce the impervious impact of the site. There may also be landscaping opportunities along the rear property line, bordering the Tiffany Woods residential development.
2. Signage shall be discussed. The architectural plans show façade signage. The dimensions shall be provided to verify conformance with land use standards. The use of the existing pylon sign shall be clarified. If it will remain, variances are required. A conforming monument sign shall be considered.
3. Mercer County and Lawrence Township are planning road improvements to Spruce Street and Tiffany Woods Drive. County improvements have been shown. The Township improvements shall be incorporated on the site plan. Temporary construction access may be needed.
4. Bonding is required for all public improvements.
5. A masonry trash enclosure is required per § 538.C.

6. The construction details shall be revised as follows:
 - a. Parking space striping shall be white.
 - b. The locations of the handicap parking signs shall be checked.
 - c. The base course in the pavement replacement area shall be 5", due to the truck traffic.
 - d. The location of the grease trap shall be identified.

7. Other permits/approvals:
 - a. Mercer County Planning Board
 - b. Lawrence Township Public Safety

Documents Reviewed:

- Application Documents
- Site Plans
- Architectural Plans

BK/las



Environmental and Green Advisory Committee (EGAC) Review

RTM – Block 201, Lot 43

Spruce Street / Tiffany Woods Court

April 5, 2026

Project Summary

The applicant proposes conversion of an existing commercial building into a meat processing and packaging facility with accessory retail, including a modest building expansion (enclosed loading dock), new access from Tiffany Woods Court, a dumpster enclosure, landscaping, and drainage improvements.

Summary Recommendations

1. **Strengthen Residential Buffer (Tiffany Woods Court)**
Provide continuous or strategically placed planting along the residential edge, using compact evergreen/native species and vertical screening where space is limited.
2. **Upgrade Frontage Planting (Spruce Street)**
Enhance the existing landscape strip with layered planting and additional canopy trees where feasible for shade and visual quality.
3. **Targeted Improvements at Loading & Dumpster Areas**
Add perimeter planting and small planted areas to screen operations and soften runoff from adjacent pavement.
4. **Tree Replacement & Canopy**
Replace removed trees and provide additional canopy at key paved edges where feasible.
5. **Stormwater (Operational Areas)**
Demonstrate that loading and waste areas are designed to prevent contaminated runoff from entering the storm system and avoid impacts to adjacent properties.
6. **Residential Compatibility (Use-Specific Impacts)**
Address odor, noise, lighting, and truck activity, particularly in relation to the new Tiffany Woods access point.

Key Findings

1. Constrained Site, but Opportunities Exist

The site is largely impervious and constrained by building, parking, and circulation. However, the application includes landscaping and does not demonstrate that available planting areas have been maximized.

2. Tiffany Woods Interface (Primary Issue)

The site directly abuts residences and introduces new access, loading activity, and increased operational intensity.

Current plans show limited buffering along this edge. Even in constrained conditions, targeted buffering (narrow planting, vertical screening) is feasible and warranted.

3. Spruce Street Frontage (Best Opportunity)

The frontage includes a landscape strip but does not appear optimized for: canopy cover, heat mitigation, or visual quality. This is the most feasible area for meaningful upgrades to planting.

4. Loading & Dumpster Area

These areas concentrate hardscape and operational activity. They should include screening and limited planted areas to reduce visual impact and soften runoff.

5. Tree Removal

At least one tree is proposed for removal. Tree loss should be offset with on-site replacement and additional canopy where feasible.

6. Stormwater & Operations

While governed by current ordinance standards, site design should ensure: no new runoff impacts to adjacent properties, and no contamination from operational areas (loading, waste).

7. Use-Specific External Impacts

The meat processing use introduces potential impacts: odor, waste handling, truck activity, and mechanical noise. The applicant should demonstrate that these do not result in off-site impacts, particularly to Tiffany Woods residences.

TOWNSHIP OF LAWRENCE

P.O. Box 6006
Lawrenceville, New Jersey 08648

Department of Community Development
609-844-7087

REPORT

Lawrence Township Shade Tree Advisory Committee Meat Processing Plant & Retail Store 1010 Spruce St.

The proposal was reviewed by STAC.

- WE OBJECT to the expansion and intensification of a non-conforming use on Spruce St. without substantial upgrades for trees and shrubs.
- Several new businesses along Spruce St have installed improvements such as sidewalks, trees and shrubs. Proposals for new businesses especially non-conforming uses should include similar compensatory upgrades. Retain any existing shrubs in front, on the Spruce Street side.
- Along the rear property line is a narrow buffer strip that had some shade trees – however this minimal buffer has been recently removed with a chainsaw. Who authorized and conducted this buffer tree removal? It will especially impact residents along Tiffany Woods Ct and Kent Ct.
- Reducing the footprint of the proposed warehouse (for example, the rear addition) would allow for planting additional shade trees. Additional trees and green open space provide cooling, to help mitigate the urban “heat island” effect that currently blights this area during the summer months. The smell from animal waste in the dumpster area can be somewhat reduced by shade trees to avoid direct summer sunlight.
- We recommend planting some evergreens, for example thuja plicata “Green Giant” along Spruce St, and remove some asphalt parking places in order to install planting islands with shade trees. The front parking places appear to be unnecessary given the abundant side parking.
- Having a large roof building without a retention basin will contribute to the storm drainage load on the flood-prone Shabakunk. We observe that the old electrical system would not be upgraded in this proposal, despite the change and proposed intensification of use.

-- Respectfully submitted, David Bosted, LT STAC Chair, 5/5/2026

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: James Kyle, Planning Consultant
Edwin W. Schmierer, Planning Board Attorney
James DeForte, Construction Official
Edward Tencza, Public Safety Coordinating Committee
Environmental Resources Committee
Shade Tree Advisory Committee
Keith Levine, Health Officer

FROM: *BK* Brenda Kraemer, Assistant Municipal Engineer

SUBJECT: Use Variance Application ZB-2/26 and Minor Site Plan Application SP-2/26
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Tax Map Page 2, Block 201, Lot 43

DATE: March 10, 2026

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- Application and Supporting Documents
- Site Plans
- Architectural Plans

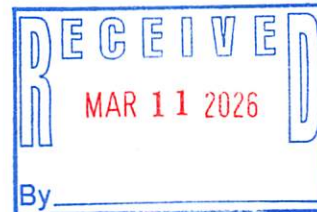
Additional application documents are also available on our website at:

<https://www.lawrencetwp.com/departments/engineering-planning-zoning/DocumentsforActiveBoardApplications>

This application is scheduled for review by the Zoning Board at the meeting to be held Wednesday, April 15, 2026. Please review these documents and submit your report to this office as soon as possible, but **no later than April 6, 2026**, so that reports may be provided to the applicant and Board members prior to the meeting.

LAS

Attachments



No Comment

[Signature]

3/30/20

Final Order / Public Safety

File
Block 201
Lot 43

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

RECEIVED

TO: James Kyle, Planning Consultant
Edwin W. Schmierer, Planning Board Attorney
James DeForte, Construction Official
Edward Tencza, Public Safety Coordinating Committee
Environmental Resources Committee
Shade Tree Advisory Committee
Keith Levine, Health Officer

MAR 10 2026

**LAWRENCE TOWNSHIP
CONSTRUCTION DEPARTMENT**

FROM: *BK* Brenda Kraemer, Assistant Municipal Engineer

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LAS

Attachments

NO Pllby Comments JED 3/11/26

Fire Subcode - No parking in front of FDC. FDC to remain at the front of the building. 03/11/2026 SM

Building Subcode - This project will be a "change of Use" per NJAC 5:23-6.31. Change to F-1 (Factory moderate hazard).

NO Comments - Electric JED 3/12/26